



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 5

77 WEST JACKSON BOULEVARD

CHICAGO, IL 60604-3590

JAN 30 2015

REPLY TO THE ATTENTION OF:

SC-5J

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

Maysun Realty Associates, Inc.  
c/o U-B Corporation, Registered Agent  
1660 W. 2<sup>nd</sup> Street, Suite 1100  
Cleveland, Ohio 44113

Re: Request for Information Pursuant to Section 104(e) of CERCLA  
6000 Block Mayfield Road Site  
6051-6065 Mayfield Road, Mayfield Heights, Cuyahoga County, Ohio  
Site Spill Identification Number: C5S6

Dear Sir/Madam:

This letter seeks your cooperation in providing information and documents relating to contamination at the 6000 Block Mayfield Road Site ("Site"). The Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. §§ 9601-9675, commonly known as "CERCLA" or "Superfund", gives the U.S. Environmental Protection Agency the authority to, among other things: (a) assess contaminated sites, (b) determine the threats to human health and the environment posed by each site and (c) clean up those sites in the order of the relative threats posed by each.

EPA has completed a response action to address the release or threat of release of hazardous substances, pollutants or contaminants at the Site. EPA is seeking additional information concerning the generation, storage, treatment, transportation and methods used to dispose of such substances. In addition, EPA is investigating activities, materials and parties that contributed to contamination at the Site. EPA believes that you might have information that may assist the agency in its efforts.

We encourage you to give this matter your immediate attention and request that you provide a complete and truthful response to this Information Request and enclosed questions (Enclosure C) **within fourteen (14) calendar days** of your receipt of this letter.

Information Request

Under Section 104(e)(2) of CERCLA, 42 U.S.C. § 9604(e)(2), EPA has broad information gathering authority that allows EPA to require persons to furnish information or documents relating to:

Under Section 104(e)(2) of CERCLA, 42 U.S.C. § 9604(e)(2), EPA has broad information gathering authority that allows EPA to require persons to furnish information or documents relating to:

- (a) The identification, nature and quantity of materials which have been or are generated, treated, stored or disposed of at a vessel or facility or transported to a vessel or facility;
- (b) The nature or extent of a release or threatened release of a hazardous substance or pollutant or contaminant at or from a vessel or facility; and
- (c) Information relating to the ability of a person to pay for or to perform a cleanup.

While EPA seeks your cooperation in this investigation, compliance with the Information Request is required by law. Please note that false, fictitious or fraudulent statements or representations may subject you to civil or criminal penalties under federal law.

Some of the information EPA is requesting may be considered by you to be confidential. Please be aware that you may not withhold the information upon that basis. If you wish EPA to treat the information confidentially, you must advise EPA of that fact by following the procedures outlined in Enclosure A, including the requirement for supporting your claim for confidentiality.

If you have information about other parties who may have information that may assist the agency in its investigation of the Site or may be responsible for the contamination at the Site, that information should be submitted within the period noted above.

This Information Request is not subject to the approval requirements of the Paperwork Reduction Act of 1995, 44 U.S.C. § 3501 *et seq.*

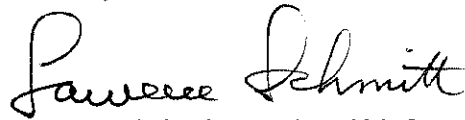
Instructions on how to respond to the questions in Enclosure C to this document are described in Enclosure A. Your response to this Information Request should be mailed to:

Cheryl McIntyre, Enforcement Specialist  
U.S. Environmental Protection Agency, Region 5  
Superfund Division - Enforcement & Compliance Assurance Branch  
Enforcement Services Section 1, SE-5J  
77 West Jackson Boulevard  
Chicago, Illinois 60604-3590

If you have additional questions about the history of the Site, the nature of the environmental conditions at the Site or the status of cleanup activities, please contact Sonia Vega, On-Scene Coordinator at (651) 757-2796, [vega.sonia@epa.gov](mailto:vega.sonia@epa.gov). If you have any legal questions, please contact Catherine Garypie, Associate Regional Counsel at (312) 886-5825, [garypie.catherine@epa.gov](mailto:garypie.catherine@epa.gov). However, if you have specific questions about the Information Request, please contact Cheryl McIntyre, Enforcement Specialist at (312) 886-1964, [mcintyre.cheryl@epa.gov](mailto:mcintyre.cheryl@epa.gov) or her supervisor, Thomas Marks at (312) 353-6591, [marks.thomas@epa.gov](mailto:marks.thomas@epa.gov).

We appreciate and look forward to your prompt response to this Information Request.

Sincerely,

A handwritten signature in black ink that reads "Lawrence Schmitt". The signature is written in a cursive style with a large initial "L" and a distinct "S".

Lawrence Schmitt, Acting Chief  
Enforcement & Compliance Assurance Branch

Enclosures

- A Instructions
- B Definitions
- C Requests
- D Declaration

Enclosure A  
Information Request  
6000 Block Mayfield Road Site

**INSTRUCTIONS**

1. Answer Each Question Completely. You must provide a separate answer to each question and subpart set forth in this Information Request. Incomplete, evasive, or ambiguous answers shall constitute failure to respond to this Information Request and may subject you to the penalties set out in the cover letter.
2. Response Format and Copies. Provide the responses to this Information Request and copies of all requested documents either electronically or on paper (hard copy). Your submission, whether electronic or hard copy, must include an index that lists all the responsive documents provided, and that indicates where each document is referenced in the written response, and to which question or questions each document is responsive.

Any documents you determine to be Confidential Business Information ("CBI") must be segregated out and submitted in a separate folder or on a separate compact disc ("CD"). These documents must be clearly marked as "Confidential Business Information".

If providing your response electronically, it must be submitted on a CD in Portable Document Format ("PDF") and comply with the following requirements:

- (a) CBI and personal privacy information ("PP") should be provided on separate media (e.g., a separate CD) and marked as such to ensure information is appropriately handled.
  - (b) All documents originally smaller than 11 by 17 inches can be submitted electronically; any documents originally larger than 11 by 17 inches must be submitted in hard copy.
  - (c) Electronic PDF files cannot be submitted in Adobe Acrobat versions above 6 (or above PDF format version 1.5 if not using Adobe).
  - (d) Electronic PDF files must be text-searchable.
  - (e) The document index must clearly identify any single electronic document which has been separated into multiple electronic files (because of size limitation or otherwise) and each component file that comprises the full document.
3. Number Each Answer. Number each answer with the number of the question to which it corresponds.
  4. Provide the Best Information Available. You must provide responses to the best of your ability, even if the information sought was never put down in writing or if the written documents

are no longer available. You should seek out responsive information from current and former employees/agents. Submission of cursory responses when other responsive information is available to the Respondent will be considered noncompliance with this Information Request.

5. Identify Information Sources. For each question, identify all persons and documents you relied on for your answer.

6. Confidential Information. You must provide the information requested even though you may contend that it includes confidential information or trade secrets. You may assert a confidentiality claim covering part or all of the information requested, pursuant to 42 U.S.C. §§ 9604(e)(7)(E) and (F), and 40 C.F.R. § 2.203(b). All information claimed to be confidential should be contained on separate sheet(s) and should be clearly identified as "trade secret", "proprietary" or "company confidential". Your confidentiality claim should be supported by the submission of information consistent with 40 C.F.R. Part 2. Information covered by a confidentiality claim will be disclosed by the EPA only to the extent, and only by means of the procedures, provided in 40 C.F.R. §§ 2.201-2.311. If no such claim accompanies the information received by EPA, it may be made available to the public by EPA without further notice to you.

You should also provide a redacted version of the same document that removes all CBI and PPI from the document. This redacted version of the document should remove all information that you claim is CBI or PPI. Since all the CBI and PPI is removed, this redacted version is not subject to the procedures of 40 C.F.R. Part 2. EPA may make this redacted version available to the public without further notice to you.

7. Disclosure to EPA Contractor. Information that you submit in response to this Information Request may be disclosed by EPA to authorized representatives of the United States, pursuant to 40 C.F.R. § 2.310(h), even if you assert that all or part of it is confidential business information. EPA may provide this information to its contractors for the purpose of organizing and/or analyzing the information contained in the responses to this Information Request. If you are submitting information that you assert is entitled to treatment as confidential business information, you may comment on this intended disclosure within twenty (20) business days of receiving this Information Request.

8. Personal Privacy Information. Personnel and medical files, and similar files the disclosure of which to the general public may constitute an invasion of privacy, should be segregated from your responses, included on separate sheet(s), and marked as "Personal Privacy Information". You should note, however, that unless prohibited by law, EPA may disclose this information to the general public without further notice to you.

9. Objections. While you may object to certain questions in this Information Request, you must provide responsive information notwithstanding those objections. To object without providing responsive information may subject you to the penalties set out in the cover letter.

10. Privilege. If you claim that any document responsive to this Information Request is a communication for which you assert that a privilege exists for the entire document, identify (see Definitions) the document and provide the basis for asserting the privilege. For any document for which you assert that a privilege exists for a portion of it, provide the portion of the document for which you are not asserting a privilege, identify the portion of the document for which you are asserting the privilege, and provide the basis for such an assertion. Please note that regardless of the assertion of any privilege, any facts contained in the document that are responsive to the Information Request must be disclosed in your response.

11. Declaration. You must complete the enclosed declaration, in hard copy with an original signature, certifying the accuracy of all statements in your response.

Enclosure B  
Information Request  
6000 Block Mayfield Road Site

**DEFINITIONS**

Terms not defined here shall have their ordinary meaning, unless such terms are defined in Section 101 of CERCLA, 42 U.S.C. § 9601, or Volume 40 of the Code of Federal Regulations, in which case such statutory or regulatory definitions shall apply.

The following definitions apply to the following words as they appear in this Information Request:

1. The term "6051 Mayfield Road" shall mean the parcel at the Site where the business known as "Health and Fitness Equipment Center" is or was located.
2. The term "6061 Mayfield Road" shall mean the parcel at the Site where the business known as "Levin Mattress" is or was located.
3. The terms "6065 Mayfield Road" shall mean the parcel at the Site where the business known as "Miracle Ear" is or was currently located.
4. The term "business activities" means all actions, endeavors, ventures, or financing arrangements related in any manner whatsoever to the use and development of the Site, including surveying, sampling, grading, documentation, photography, demolition, construction, and waste disposal, and sales.
5. The term "document" and "documents" means any method of recording, storing or transmitting information. "Document" includes, but is not limited to:
  - (a) Writings of any kind, including, but not limited to, any of the following:
    - i. letters, memoranda, fax transmittals;
    - ii. meeting minutes, telephone records, notebooks;
    - iii. agreements and contracts;
    - iv. reports to shareholders, management, or government agencies;
    - v. transportation manifests;
    - vi. copies of any document;
  - (b) Any film, photograph, or sound recording on any type of device;
  - (c) Any blueprints or drawings; and
  - (d) Attachments to, or enclosures with, any document.

6. The term "identify" means, with respect to a natural person, to set forth: (a) the person's full name; (b) present or last known business and home addresses and telephone numbers; and (c) present or last known employer (include full name and address) with job title, position or business.
7. The term "identify" means, with respect to a corporation, partnership, business trust or other entity, to set forth: (a) its full name; (b) complete street address; (c) legal form (e.g., corporation, partnership); (d) the state under whose laws the entity was organized; and (e) a brief description of its business.
8. The term "identify" means, with respect to a document, to provide: (a) its customary business description (e.g., letter, invoice); (b) its date; (c) its number if any (e.g., invoice or purchase order number); (d) the identity of the author, addressee, and/or recipient; and (e) a summary of the substance or the subject matter. Alternatively, Respondent may provide a complete copy of the document.
9. The term "material" or "materials" means any and all raw materials, commercial products, wastes, chemicals, substances or matter of any kind.
10. The "period being investigated" and "the relevant time period" means from the time you first owned or operated the Site to the present.
11. The term "property" means any interest in real or personal property whatsoever, including fee interests, leases, licenses, rental and mineral rights.
12. The "Site" or "facility" means any or all property or area described as Tax Parcel ID Nos. 861-13-009, 861-13-010 and 861-13-011 (6051-6065 Mayfield Road).
13. The term "you" or "Respondent" means the addressee of this Request, together with the addressee's agents, employees, and contractors.
14. The term "waste" or "wastes" means, but is not limited to, trash, garbage, refuse, by-products, solid waste, hazardous waste, hazardous substances, and pollutants or contaminants, whether solid, liquid, or sludge.



Enclosure C  
Information Request  
6000 Block Mayfield Road Site

**REQUESTS**

1. Identify all persons consulted in the preparation of the answers to these Information Requests.
2. Identify all documents consulted, examined or referred to in the preparation of the answers to these Requests, and provide copies of all such documents.
3. If you have reason to believe that there may be persons able to provide a more detailed or complete response to any Information Request or who may be able to provide additional responsive documents, identify such persons.
4. List EPA Identification Numbers of the Respondent.
5. Identify the acts or omissions of any persons, other than your employees, contractors, or agents that may have caused the release or threat of release of hazardous substances, pollutants or contaminants and damages resulting therefrom.
6. Identify all persons having knowledge or information about the generation, transportation, treatment, disposal or other handling of hazardous substances by you, your contractors or by prior owners and/or operators.
7. Did you ever use, purchase, store, treat, dispose, transport or otherwise handle any hazardous substances or materials? If the answer to the preceding question is anything but an unqualified "no", identify:
  - (a) The chemical composition, characteristics, physical state (e.g., solid, liquid) of each hazardous substance;
  - (b) Who supplied you with such hazardous substances;
  - (c) How such hazardous substances were used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you;
  - (d) When such hazardous substances were used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you;
  - (e) Where such hazardous substances were used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you; and

(f) The quantity of such hazardous substances used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you.

8. Provide a list of all property and casualty insurance (e.g., comprehensive general liability, environmental impairment) and specify the insurer, policy, effective dates and per occurrence policy limits for each policy for the period specified in this Information Request. In lieu of providing this information, you may submit complete copies of all relevant insurance policies.

9. Provide copies of all income tax returns sent to the Federal Internal Revenue Service in the last five years.

10. Provide the following information regarding the Respondent:

(a) Provide a copy of the Articles of Incorporation and By-Laws of the Respondent;

(b) Provide Respondent's audited financial statements for the past five fiscal years, including, but not limited to those filed with the Internal Revenue Service. If audited financial statements are not available, please state the reasons that they are not available, and provide the financial statements that management would review at the conclusion of each fiscal year;

(c) Identify all of Respondent's current assets and liabilities and the persons who currently own or are responsible for such assets and liabilities, including but not limited to the amount currently held in each bank account owned in whole or in part by Respondent;

(d) Provide a list of any investments that the corporation may own. For example, any ownership in stock should list corporate name, number of shares owned and price at a current specific date. Ownership of real estate should itemize property location, type of property (land, office building, factory, etc.), size of property, purchase price and current market valuation. These schedules should agree with financial statement presentations;

(e) Identify all officers of the Respondent and their title(s);

(f) Identify all members of the board of directors of the Respondent and their title(s);

(g) Identify all shareholders of Respondent;

(h) For each shareholder of Respondent which is a trust, provide a copy of the trust agreement that created that trust;

(i) Identify the method by which each tenant at the property is paying rent and where/with whom that rent is being deposited; and

(j) State whether or not all or part of the Site is currently being offered for sale or lease. If only part of the Site is currently being offered for sale or lease, identify which address is being offered (6051, 6061 or 6065 Mayfield Road).

13. Describe the nature of your activities or business at the Site, with respect to purchasing, receiving, processing, storing, treating, disposing or otherwise handling hazardous substances or materials at the Site.

14. State the dates during which you owned, operated or leased the Site and provide copies of all documents evidencing or relating to such ownership, operation or lease arrangement (e.g., deeds, leases).

15. Provide information about the Site, including but not limited to the following:

- (a) Property boundaries, including a written legal description;
- (b) Location of underground utilities (telephone, electrical, sewer, water main, etc.);
- (c) Surface structures (e.g., buildings, tanks);
- (d) Ground water wells, including drilling log;
- (e) Storm water drainage system, and sanitary sewer system, past and present, including septic tank(s), subsurface disposal field(s) and other underground structures; and where, when and how such systems are emptied;
- (f) Any and all additions, demolitions or changes of any kind on, under or about the Site, to its physical structures or to the property itself (e.g., excavation work); and any planned additions, demolitions or other changes to the Site; and
- (g) All maps and drawings of the Site in your possession.

16. Identify all past and present solid waste units (e.g., waste piles, landfills, surface impoundments, waste lagoons, waste ponds or pits, tanks, container storage areas) on the Site. For each such solid waste unit identified, provide the following information:

- (a) A map showing the unit's boundaries and the location of all known solid waste units whether currently in operation or not. This map should be drawn to scale, if possible, and clearly indicate the location and size of all past and present units;
- (b) The type of unit (e.g., storage area, landfill, waste pile), and the dimensions of the unit;
- (c) The dates that the unit was in use;

- (d) The purpose and past usage (e.g., storage, spill containment);
  - (e) The quantity and types of materials (hazardous substances and any other chemicals) located in each unit;
  - (f) The construction (materials, composition), volume, size, dates of cleaning and condition of each unit; and
  - (g) If unit is no longer in use, how was such unit closed and what actions were taken to prevent or address potential or actual releases of waste constituents from the unit.
17. Identify the prior owners of the Site. For each prior owner, further identify:
- (a) The dates of ownership;
  - (b) All evidence showing that they controlled access to the Site; and
  - (c) All evidence that a hazardous substance, pollutant or, was released or threatened to be released at the Site during the period that they owned the Site.
18. Identify the prior operators, including lessors, of the Site. For each such operator, further identify:
- (a) The dates of operation;
  - (b) The nature of prior operations at the Site;
  - (c) All evidence that they controlled access to the Site; and
  - (d) All evidence that a hazardous substance, pollutant or contaminant was released or threatened to be released at or from the Site and/or its solid waste units during the period that they were operating the Site.
19. Provide copies of all local, state and federal environmental permits ever granted for the facility or any part thereof (e.g., RCRA permits, National Pollutant Discharge Elimination System permits).
20. Did the facility ever have "interim status" under RCRA? If so, and the facility does not currently have interim status; describe the circumstances under which the facility lost interim status.
21. Did the facility ever file a notification of hazardous waste activity under RCRA? If so, provide a copy of such notification.
22. Provide all reports, information or data related to soil, water (ground and surface) or air quality and geology/hydrogeology at and about the Site. Provide copies of all documents containing such data and

information, including both past and current aerial photographs as well as documents containing analysis or interpretation of such data.

23. Are you or your consultants planning to perform any investigations of the soil, water (ground or surface), geology, hydrology or air quality on or about the Site? If so, identify:

- (a) What the nature and scope of these investigations will be;
- (b) The contractors or other persons that will undertake these investigations;
- (c) The purpose of the investigations;
- (d) The dates that such investigations will take place and be completed; and
- (e) Where on the Site such investigations will take place.

24. Identify all leaks, spills or releases into the environment of any hazardous substances, pollutants or contaminants that have occurred at or from the Site. In addition, identify:

- (a) When such releases occurred;
- (b) How the releases occurred;
- (c) The amount of each hazardous substances, pollutants or contaminants so released;
- (d) Where such releases occurred;
- (e) Any and all activities undertaken in response to each such release or threatened release, including the notification of any agencies or governmental units about the release;
- (f) Any and all investigations of the circumstances, nature, extent or location of each release or threatened release including, the results of any soil, water (ground and surface) or air testing undertaken; and
- (g) All persons with information relating to these releases.

25. Was there ever a spill, leak, release or discharge of hazardous materials into any subsurface disposal system or floor drain inside or under the buildings located at the Site? If the answer to the preceding question is anything but an unqualified "no," identify:

- (a) Where the disposal system or floor drains were located;
- (b) When the disposal system or floor drains were installed;

- (c) Whether the disposal system or floor drains were connected to pipes;
- (d) Where such pipes were located and emptied;
- (e) When such pipes were installed;
- (f) How and when such pipes were replaced, or repaired; and
- (g) Whether such pipes ever leaked or in any way released hazardous materials into the environment.

26. Did any leaks, spills or releases of hazardous materials occur on the Site when such materials were being:

- (a) Delivered by a vendor;
- (b) Stored (e.g., in any tanks, drums or barrels);
- (c) Transported or transferred (e.g., to or from any tanks, drums, barrels or recovery units); and
- (d) Treated.

27. Has soil ever been excavated or removed from the Site? Unless the answer to the preceding question is anything besides an unequivocal "no," identify:

- (a) Amount of soil excavated;
- (b) Location of excavation;
- (c) Manner and place of disposal and/or storage of excavated soil;
- (d) Dates of soil excavation;
- (e) Identity of persons who excavated or removed the soil;
- (f) Reason for soil excavation;
- (g) Whether the excavation or removed soil contained hazardous materials and why the soil contained such materials; and
- (h) All analyses or tests and results of analyses of the soil that was removed from the Site.

Enclosure D  
Information Request  
6000 Block Mayfield Road Site

**DECLARATION**

I declare under penalty of perjury that I am authorized to respond on behalf of the Respondent and that the foregoing is complete, true, and correct.

Executed on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Title